

Planning Commission Meeting

Minutes of Morgan City Planning Commission GENERAL meeting held in open public session on September 15th, 2015 at 7:00 p.m., in the Council/Court Room in the City Office at 90 West Young Street.

MINUTES

SEPTEMBER 15TH, 2015 7:00 PM

MORGAN CITY COUNCIL ROOM

MEETING CALLED BY	Chairman Doug Garfield
MEMBERS	Robert Lynam, Ernie Durrant, Julie Anderson, Dave Carter, Jim Brown and Nathan McClellan.
EXCUSED	David Griffith.
CITY STAFF	Steve Garside, City Planner; Tony London, Council Member; Mike Kendell, Council Member; Ray Little, Mayor.
OTHERS PRESENT	Sally Jensen, Gordon Tolley, Dave Whitaker, Garth Robinson, Danny Wall.
INTRODUCTION	Chairman Doug Garfield called the meeting to order at 6:00 p.m. and welcomed all in attendance.

WORK SESSION

DISCUSSION	<p>Concept/Sketch Plan-Valley View Apartments-The concept plan proposal is for 180 units. Those would be contained within five 12-plex and five 24-plex structures. The application is consistent with both the existing zoning classification and the General Plan designation. In this zone, there must be 8,000 square feet for the first unit, and then a minimum of 2500 square feet for each additional unit. Based on the approximate 13.5 acreage, the maximum number of units for this property is 230.</p> <p>Concept was reviewed at the previous month's Planning Commission meeting and was continued to this meeting with the request of a traffic study for the impact 180 units would be on the road system. That study was submitted for review. A question to ask is the date of the study and the impact of 37% on Mahogany Ridge intersection. Nate McClellan reviewed the submitted traffic study and found some discrepancies which he would like explained. Even with the discrepancies, as is shown by the study, this roadway remains at a level A for level of surface under UDOT's standards.</p> <p>Ernie Durrant discussed during road construction from the previous developer, inspections were not completed and questioned if the infrastructure will be good enough for the new development. The proposed development is only a portion of the land the developer owns in the area. As they continue with more projects, is there going to be an additional roadway from 700 East.</p> <p>The Commission discussed usable space verses open space. During preliminary, the developer will need to demonstrate a plan for open space and landscaping indicating which portion is useable space. During concept is the time to get the developer thinking about the requirements. Also, Steve Garside reminded the Commission that each phase must stand alone in every aspect; infrastructure, parking, landscaping, open space, traffic flow, etc.</p> <p>Conditional Use Permit-Young Chrysler/Jeep/Dodge- Last month, the Commission reviewed an application for the expansion of the conditional use from phase 1 to phases 2 and 3. The Commission granted a Conditional Use Permit for phase 2 and tabled the application for phase 3 needing additional information regarding the jeep display/course area. There was no representation and the application was tabled. The applicant has submitted a new plan for phase 3 which excludes a jeep course and is just an expansion of the parking/display area of phase 1. The Commission discussed the applicant extending the finish work that is on phase 1 to continue on phase 2 such as; park strip, finished surface, lighting, landscaping, etc.</p>
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	<p>Discussion-Industrial Zone Requirements-Earlier this year, the Commission had the opportunity to review and recommend approval for a three lot Business Subdivision in the Industrial Zone of the City. During the process, questions arose regarding Standards requirements and if those requirements need to be reviewed. The requirements are the same for Residential as Industrial. The Commission discussed reducing the Landscape strip, landscape percentages, sidewalks, etc. Chairman, Doug Garfield asked the Commission to tour other cities Industrial area. After touring and reviewing other cities, Mr. Garfield would like to reconvene on what the members liked in other cities and would recommend for Morgan City.</p>
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GENERAL SESSION

MINUTES APPROVAL – August 18th, 2015

MOTION	<p>Nathan McClellan moved to approve minutes of the Planning Commission Meeting August 18th, 2015 as presented. Second: Julie Anderson Unanimous</p>
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ITEM #1 CONTINUANCE-CONCEPT/SKETCH PLAN-VALLEY VIEW APARTMENTS

DISCUSSION	<p>BACKGROUND:</p> <p>This subject portion of this property consists of approximately 13.5 acres. It is currently vacant property. The zoning designation is RM-15, multi-family residential, and the General Plan identifies this as an area for medium density residential. These designations were assigned several years ago as part of an overall development and this property is included in the Special Improvement District for the North Morgan water tank.</p> <p>This concept plan application was continued from last month's meeting, as the Commission was concerned about the traffic generation from the project and its impact on the surrounding roadways. The Commission also had questions about the status of the surrounding roads as well as future access roadways to the project.</p> <p>REVIEW:</p> <p>The application is consistent with both the existing zoning classification and the General Plan designation. In this zone, there must be 8,000 square feet for the first unit, and then a minimum of 2500 square feet for each additional unit. Based on the acreage, the maximum number of units for this property is 230. The proposal is for 180 units. Those would be contained within five 12-plex and five 24-plex structures.</p> <p>The applicant has identified open space of approximately 44%. While this exceeds the minimum requirements, further review will be necessary to ensure it is useable open space. There are amenities proposed for the project, and additional refinement will be made regarding size, content, and location. This will need to be done for the preliminary plat review.</p> <p>There is sufficient parking for the proposed number of units. The Code requires 2 parking spaces for each multi-bedroom unit, and then 1 parking space for each 3 units for guests. For 180 units, 419 parking spaces are required, and the application proposes 438. The parking is appropriately distributed for access to each of the buildings.</p> <p>It appears as though there are sufficient utilities and capacity for the proposal. Again, additional refinement of the calculations and impacts will be needed. However, for purposes of conceptual approval, the information provided is sufficient.</p> <p>As the project progresses, soils testing will also be required.</p> <p>The applicant has submitted a traffic study, focusing on the intersection of 700 East, and the current and future</p>
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	<p>level of surface. As is shown by the study, this roadway remains at a level A for level of service under UDOT's standards. An additional concern is regarding a proposal for another connection, to 700 East. While this isn't required at the sketch drawing/concept plan stage, it is an issue that should be addressed at preliminary review.</p> <p>RECOMMENDATION:</p> <p>Planning Staff recommends approving the concept plan with the following conditions and understandings:</p> <ol style="list-style-type: none"> 1. Soils testing will be required before permits are issued. 2. The usable nature of the open space will need to be established 3. The applicant should consider informing the Commission of the overall traffic circulation for the area. <p>Doug Garfield asked for the applicant's representation which was Danny Wall. Nate McClellan questioned the result of the study which Danny Wall could not answer. Even with the discrepancies, the development would not put 700 East at capacity.</p> <p>The Commission discuss that this was concept only and that more detail would be required during preliminary and Final. Several Commission members have expressed their dislike of an apartment complex in the area. The Commissions purpose is to enforce City Code set by the City Council. The area is zoned RM-15 which allows for multi-family housing.</p>
MOTION	<p>Julie Anderson moved to approve Concept/sketch plan as presented for Valley View Apartments with the following conditions recommended by Staff; that soils testing would be preformed prior to permits, clarification during preliminary regarding open space and to clarify the traffic study.</p> <p>Second: Dave Carter</p> <p>Discussion on the motion- If the Commission were to approve the concept, can they address the items of concern such as traffic. Steve Garside indicated yes and that preliminary stage is where details will be completed.</p> <p>Vote: 6 ayes and 1 nay. Ernie Durrant</p>

ITEM #2 CONTINUANCE CONDITIONAL USE PERMIT FOR VEHICLE DISPLAY AND STORAGE-YOUNG CHRYSLER/JEEP/DODGE

DISCUSSION	<p>BACKGROUND:</p> <p>This parcel of property has been reviewed several times for conditional uses. Initially, in November 2010, the applicant applied for and received a conditional use permit (CUP) for the outdoor display of vehicles in anticipation of constructing this dealership. In March of 2013, the applicant requested an amendment to that CUP to increase the area of display of its inventory. Then in January of 2014, a CUP was applied for and granted for the complete dealership as it now exists. At the time of development and the issuance of the CUP, the use was limited to what was then referred to as phase 1. The strip of property along 525 North extending towards 700 East was labeled phase 2, and the vacant portion of the property to the southwest was labeled phase 3. The plan presented for this review reflects those same designations.</p> <p>In July, the Commission reviewed an application for the expansion of the conditional use from phase 1 to phases 2 and 3. The Commission granted a CUP for phase 2 and tabled the application for phase 3, needing additional information regarding the jeep display/course area. Since that time, the applicant has represented that at this time, the request for the expansion of the conditional use is limited to phase 3.</p> <p>In August, the applicant resubmitted a proposal, limiting the application to phase 3. Based on the lack of information, the Commission continued to application to its September meeting. The Commission needed more information regarding the Jeep Display / Course that was to include the detention basin. The Commission also wanted to ensure the prior conditions were being satisfied.</p> <p>REVIEW:</p> <p>The initial step in reviewing a conditional use permit is set forth in the City's Code. The Code first requires a review of the following issues: a) whether the proposed use, at the specific location, is in harmony with the general intent and purpose of the general plan and the applicable zoning district regulations; b) whether the proposed use is necessary or desirable to provide a service or facility which will contribute to</p>
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the general well-being of the community and the neighborhood; and, c) whether such use will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity. If the Commission determines that the application satisfies those considerations, the Commission may then impose conditions that further address the intent of the City's Code.

Again, as long as the applicant complies with the required conditions, it is staff's position that these criteria are or can be satisfied. First, this use is in harmony with the General Plan and the current zoning regulations. Second, this proposed expansion is the result of the operation being a success, which is beneficial to our community. Third, while this development has had an impact on the community, particularly to its adjacent neighbors, these impacts have been successfully mitigated, when the conditions have been employed.

PLANNING ISSUES:

While this CUP could be granted, the applicant must also understand that each phase must comply with the Code independent of the overall project. Thus, phase 3 must independently comply with the Code requirements regardless of existing improvements on phase 1.

Site Plan.

The information regarding the requirements for the submitting of a site plan is set forth in Section 10-9-6 of the City Code, which states that the minimum amount of landscaping in this zone is 10%. While the legend on the submitted exhibit contains some information, it was inadequate for a summary review and required additional calculations by staff. The legend had simple designations as "existing" and "new", which were less than helpful. It also still contains a reference to a car wash, which the applicant has consistently stated will not be pursued. The site plan is not in compliance with the Code's requirements. There is no indication for the treatment of the western boundary of this project. With that, staff was able to create recommendations that should ensure the final product complies with the City's requirements.

Landscaping.

- 1) The site plan must include the type of landscaping, size, quantities and location of each type. While the types of trees were listed, location of the sod was not designated, nor was the landscape design of the detention basin.
- 2) Subparagraph C of Section 10-9-6 requires that the landscaping be distributed throughout the project to provide relief from continuous hard surfaces. In phase 1 we permitted an increase in the peripheral landscaping so as not to interfere with the display of vehicles with landscaped pockets in the parking lot. That practice could continue with this phase.
- 3) Buffering. That subsection also addresses whether additional buffering is needed between commercial uses and residential uses, which is a situation that exists in this proposal. The minimum buffer between commercial and residential is a continuous 10 foot strip with trees planted every 20 feet, and those trees should have a dense canopy with a height of 25 feet at maturity, as set forth in Section 10-10-4.
- 4) Street-scape. That same Section also requires an 8 foot wide landscape strip behind the sidewalk. This area is to have one tree planted for every 50 feet of frontage, including any portion of a remaining 50 feet. (The area referred to as a park strip – between the back of curb and the sidewalk – is also to be landscaped but is not to be included in the calculations for the required landscaping percentage.)
- 5) Timing of installation. Finally, all transitional landscaping is required to be installed at a time that ensures the proper mitigating of the use.
- 6) The applicant has, for the time being, abandoned the proposed Jeep display/course, and will landscape the detention basin for the purpose of meeting the landscape requirements. The submitted plan lacked the necessary details for review.

The existing landscaping on phase 1 is commendable and staff would recommend that be replicated on phase 3.

Fencing.

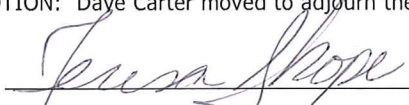
At the time the applicant developed phase 1, the fence/wall was continued along phase 3. This requirement has been satisfied.

Surface completion, improvement installation, and traffic circulation.

	<p>With this essentially being an extension of an existing use, the completion of the improvements should tie in with this use. That would include curb, gutter, and sidewalk. The parking area should be paved, and the layout of parking and traffic circulation should be provided for review.</p> <p>Compliance with existing requirements.</p> <p>At last month's Planning Commission meeting, several resident voiced concerns about compliance with the current requirements of the conditions required for phase 1.</p> <p>July's approval of phase 2.</p> <p>The Commission determined to permit the CUP granted for phase 2 to remain intact, conditioned upon compliance with the requirements imposed.</p> <p>RECOMMENDATION:</p> <p>Staff recommends the granting of the conditional use permit with the following conditions being imposed to ensure compatibility with the Code and the surrounding properties:</p> <ol style="list-style-type: none"> 1. The applicant must represent how the western boundary will be treated and completed. 2. While the applicant has disclosed the type, size, and location of the proposed tree plantings, sod location and area was not disclosed. Staff would ask the applicant to consider using coniferous to enhance the buffering and provide for separation during the winter months. 3. The landscape buffer between this project and the neighboring residential property needs to be installed. 4. The site plan reflects the applicant's desire to group the trees along the frontage instead of planting one each 50 feet. The seven (7) trees shown should be sufficient. 5. The parking area should be finished and paved with new material. The layout of the parking appears to facilitate a reasonable traffic circulation, including a future access to the neighboring property to the west. The typical frontage improvements need to be installed. 6. A landscape and maintenance plan should be submitted or explained regarding the detention basin. 7. As to be consistent with the prior CUP, no exterior speakers should be permitted. 8. The conditions established with the approval of phase 1 need to be complied with. <p>Garth Robinson, representing the applicant, indicated the westerly portion of phase 3 will have a cobble stone treatment and that the landscaping in the detention pond would be seeded grass. Contractor, Dave Whitaker stated the parking lot area would be a 4 to 5 week project to install the underground water retention, grading, asphalt and lighting. The landscape portion of the project would be installed weather permitting. If unable to landscape, landscape will be completed in the spring of 2016.</p> <p>City Council member, Mike Kendell stated there had been complaints regarding noise and lighting. Garth Robinson stated they have worked with the neighbors and have taken measures such as; no outdoor speakers, all shop personnel are no longer allowed to use radios, and lights have been adjusted. Ernie Durrant stated that he was working in the area and specifically asked his crew to pay attention to the noise. They determined did not hear any excessive noise.</p> <p>Doug Garfield asked the progress of replacing the trees that have died during phase 1 construction. Dave Whitaker indicated they have been ordered.</p>
MOTION	<p>Ernie Durrant moved to approve Conditional Use Permit for Display/Storage for Young Chrysler, Jeep, Dodge with the following conditions: sod the detention pond, that dead trees will be replaced and that they comply with current code.</p> <p>Second: Dave Carter.</p> <p>Discussion on the motion to have the application reviewed in May of 2016 and to clarify this approval is for phase 3 only.</p> <p>Unanimous</p>

ADJOURNMENT:

MOTION: Daye Carter moved to adjourn the meeting.



Teresa Shope, Secretary

These minutes were approved at the October 20, 2015 meeting.